



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Acting Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE
STANDARD RECORDING REQUIREMENTS AND FEES FOR SHORT
SUBDIVISIONS**

Application Number: 2300220

Applicant Name: Gay Westmoreland

Address of Proposal: 3841 Linden Avenue N

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into 3 unit lots. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new lots. The construction of townhouses has been approved under Project No. 2207315.

The following approval is required:

Short Subdivision - To subdivide one parcel into three unit lots.
(SMC Chapter 23.24)

BACKGROUND DATA

Zoning: L1

Date of Site Visit: NA

Uses on Site: Approved townhouses

Substantive Site Characteristics: Flat lot. Duplex to east; triplex to west. Unit-subdivided triplex across street to north. Four unit-subdivided townhouses in two duplex structures to south. NW 52nd Street is a fully improved residential street with curbs, sidewalk and planting strip. Parking is available on both sides of the street.

Public Comment

No comment letters received.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*

Summary

Based on information provided by the applicant, referral comments as appropriate from DCLU, Water (SPU), Fire Departments (SFD), Seattle City Light, and Parks and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. Provided that zoning corrections called for in a notice dated 11 February 2003 are provided, the lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter.

CONDITIONS - SHORT SUBDIVISION

Prior to Issuance of any Building Permit

1. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.
2. A street address sign, meeting the standards of Chapter 5, Section 502 of the 1997 SBC, shall be erected in front of the easement driveway or show addresses for all lots having access across the easement driveway

Non-appealable zoning and building code requirements:

The owner(s) and/or responsible party(s) shall comply with all applicable standard recording requirements and instructions, including providing a City Light easement, and comply with the zoning correction notice dated 11 February 2003 and the building plans examiner correction notice of 3 February 2003.

Signature: (signature on file) Date: April 14, 2003
Paul M. Janos, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services

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